



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

VALUE-ADD OPPORTUNITY 1690 HUSTON DRIVE

\$124,999 / \$9.00/ SF NNN



FOR LEASE / SALE

1690 Huston Dr.

Decatur, IL 62526

SALE/LEASE

OFFICE

6,300 SF

SALE PRICE

\$124,999

LEASE PRICE

\$9.00/ SF

LEASE TYPE

NNN

BUILDING SIZE

6,300 SF

AVAILABLE SPACE

6,300 SF

ZONING

M1- Intense Commercial/
Light Industrial

BUILDING CLASS

B

RE TAX

\$11,643.84 (2022)

PROPERTY DESCRIPTION

Value-add opportunity awaits along with a motivated seller! The subject property was constructed in 1980 with a brick exterior and asphalt shingled roof. The parking lot has 32 parking spaces. The property for many decades was leased to Macon/Piatt Regional Office of Education. The interior of the building features a welcoming reception area, up to seven private offices, several large open rooms that were used for training and conference rooms, storage space, breakroom and three separate restrooms.

AREA DESCRIPTION

The subject property is located one block north of east Pershing Road and north Woodford Street in Decatur. Area businesses include Illinois Secretary of State Facility, NAPA Auto Parts, Kirby Risk Electrical Supply and many other retailers.



ZACH WETHERELL, CCIM
217-403-3374
zach.wetherell@cbcdr.com
cbcdr.com



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1690 HUSTON DRIVE

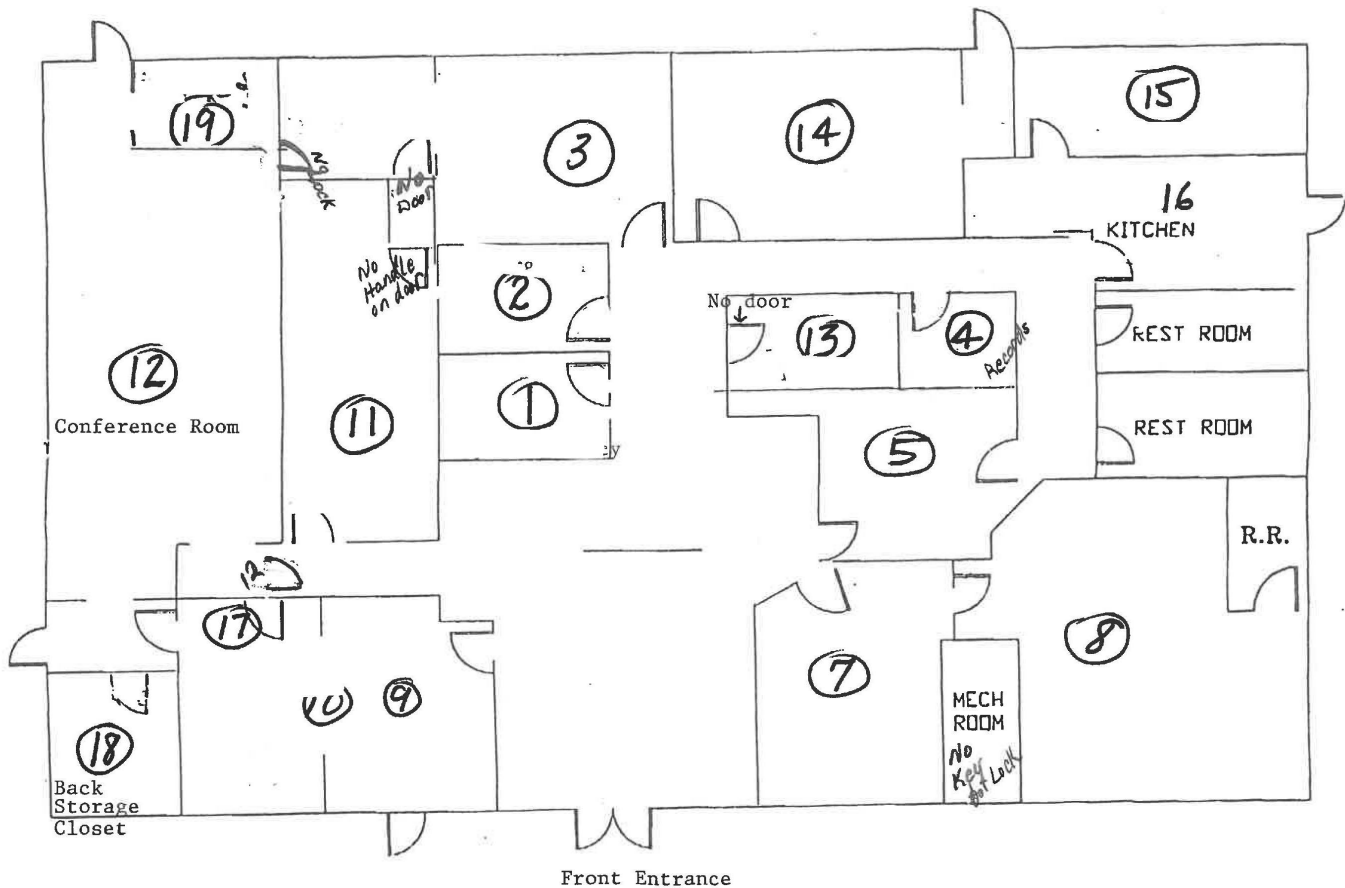
\$124,999 / \$9.00/ SF NNN

FOR
LEASE /
SALE

FLOOR PLAN

#6 MASTER:

1690 HUSTON DR.



ZACH WETHERELL, CCIM
217-403-3374
zach.wetherell@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.